

CITY OF PROVIDENCE

PUBLIC NOTICE

ZONING BOARD OF REVIEW

190 DYER STREET

PROVIDENCE, RHODE ISLAND 02903-3902

NOVEMBER 27, 2007

Notice is hereby given that the Zoning Board of Review will be in session in the Probate Court Room, fifth floor, City Hall on Tuesday, December 11, 2007 at 5:30 P.M. when all persons interested will be heard for or against the granting of the following applications for variances and special use permits under Section 902 of the Zoning Ordinance:

5:30 P.M.

On October 23, 2007, the following members continued the following matter for hearing at the request of the applicant:

KELLY, STROTHER, EGAN, WOLF & VARIN

A-47 CHRISTIAN ASSEMBLY: 483-485 Washington Street (Lot 39) and 488 Washington Street (Lot 285-West Side Overlay District "WSOD") on the Tax Assessor's Plat 29 located in a Heavy Commercial C-4 Zone; to be relieved from Sections 305.1(7), 305.1(8) and 703.2 relating to lot 39 (483-485 Washington St.) where the

existing storage building would be demolished and a new 28' x 60' structure would be constructed and used for a church. The church use is permitted within the C-4 district, the applicant is requesting a dimensional variance relating to side and rear yard setbacks and the parking provisions, whereby the proposal requires 22 parking spaces, there would be no on-site parking. Further, the applicant is requesting a use variance and seeks relief from Sections 506.6(A) (parking lots prohibited in the WSOD) and 705.3 (entrance & exit to parking spaces) in the proposed development of lot 285 (488 Washington St. corner of Hood St.) for a parking lot that would support 7 parking spaces for the church. Lot 39 contains approximately 3,400 square feet of land area and lot 285 contains approximately 2,332 square feet of land area.

On October 23, 2007 the following members continued the following matter for further details at the request of the applicant:

KELLY, STROTHER, VARIN, WOLF & EGAN

**WALMART REAL ESTATE, OWNER AND DOMESTIC BANK,
APPLICANT:**

51 Silver Spring Street, Lot 63 on the Tax Assessor's Plat 100 located in a Heavy Commercial C-4 Zone; to be relieved from Sections 200, 200.3, 200.6, 206.5 and 607.4 in the proposed installation of a 10' x 2' wall sign attached to the façade of the existing building. The new sign would identify the existing bank. The applicant is requesting a

dimensional variance from regulations governing the total area of all signs permitted on the property. The lot in question contains approximately 453,030 square feet of land area.

On October 9, 2007, the following members voted to continue the following matter to this docket:

KELLY, STROTHER, VARIN, WOLF & UNDERWOOD

The Board will meet as an Appellate Board concerning the following matter regarding a decision rendered by the Director of the Department of Inspection and Standards:

APPEAL FROM THE DECISION OF THE DIRECTOR OF THE DEPARTMENT OF INSPECTION AND STANDARDS:

Appellant: Anastasia Williams

Property Owner: Anastasia Williams

Subject Property: 32 Hammond Street, also known as the Tax Assessor's Plat 32, Lot 590 (formerly lot 305) located within a Residential R-3 Three-Family Zone. The Director has determined that a bulkhead has been constructed in violation of Section 304 of the Zoning Ordinance (regulation governing rear yard setback), in violation of the Board's decision under Resolution No. 8120 dated February 2, 1998, and in violation of Permit No. 1255 dated March 26, 1998. The Appellant contends that said bulkhead was constructed in accordance with City regulations. This appeal is taken pursuant to

Section 902.1 of the Zoning Ordinance.

JTJ INVESTMENTS: 479 Washington Street and 466-468 West Fountain Street (corner of Whittaker Street), also know as the Tax Assessor's Plat 29, Lot 40 located within a Heavy Commercial District C-4 Zone; to be relieved from Section 303-use code 14.2 and 426 pursuant to Section 200 in the proposed change in the use of the property from commercial office space and automobile repair to 4 dwelling units each containing live/work space. The applicant is requesting a use variance for this high intensity use. The lot in question contains approximately 14,627 square feet of land area.

JOSE ORTIZ: 281 Warrington Street also know as the Tax Assessor's Plat 52, Lot 526 located within a Residential R-1 One-Family Zone; to be relieved from Sections 201.5, 201.6, 201.7, 303-use code 12 and 304 in the proposed construction of two shed roof dormers to expand the second floor dwelling unit into the third level in order to create 2 additional bedrooms and a bathroom on the third floor. The current legal use of the property is a two-family dwelling. The applicant is requesting use and dimensional variances for the proposed expansion. The lot in question contains approximately 4,100 square feet of land area.

THIS MEETING MAY BE CONTINUED FROM DAY TO DAY AND TIME TO TIME AT THE DISCRETION OF THE ZONING BOARD OF REVIEW.

THIS MEETING IS ACCESSIBLE TO ALL PERSONS. INDIVIDUALS REQUESTING INTERPRETER SERVICES MUST NOTIFY THE OFFICE OF NEIGHBORHOOD SERVICES AT (401) 421-7768, 48 HOURS IN ADVANCE OF THE HEARING DATE.

ESTA REUNION PUEDE SER CONTINUADA EN CUALQUIER MOMENTO BAJO LA DISCRECTION DE LA JUNTA DE REVISIONES DE ZONA.

LA INFORMACION DE ESTA REUNION ESTA DISPONIBLE PARA TODAS LAS PERSONAS E INDIVIDUOS QUE REQUIERAN SERVICIOS DE INTERPRETE, LLAME A LA OFICINA DE SERVICIOS VECINDALES AL (401) 421-7768, POR LO MEMOS 48 HORAS ANTES DE SU FECHA DE JUICIO.

**PETER D. CARNEVALE, SECRETARY
(401) 421-7740 EXT. 376**